

I M M O B I L I E R

*Costa Brava*

2,700,000 €

Ref. R308

## Exclusive country house of the eighteenth century for sale in Baix Empordà

Exclusive country house with 5 bedrooms, 6 bathrooms, private pool, large garden with fantastic views



Contact us today for more information or to arrange a viewing

(+34) 972 30 45 91

[carole@immobiliercostabrava.com](mailto:carole@immobiliercostabrava.com)

<https://www.immobiliercostabrava.com>

Magnificent country house of the eighteenth century, just a few kilometers from the nearest beaches of the Costa Brava, divided into different buildings, located in a little village surrounded by countryside.

The property, perfectly preserved, with spectacular views of the Baix Empordà landscapes.

The main house built in 3 levels is organized as follows:

On the lower floor offers a beautiful and renovated cellar and a private garage.

Ground floor: entrance hall, large living / dining room on two levels with original fireplace, another dining room, another living room, fully equipped kitchen, two studies (possibly reorganized into another 2 bedrooms), a double bedroom with bathroom, a guest toilet, and the laundry area.

On 1st floor: master en suite bedroom with dressing room and lovely terrace with beautiful views, and another three en suite bedrooms.

Another stone building offers a vast reception hall, a study with bathroom; give access to a library built in wood with access to a pergola and garden, a large living room with high ceilings and windows giving to the beautiful garden.

On the first floor: 2 large guest toilets.

On the same building: a spacious professional kitchen with inox furniture, various cellars and toilets.

The magnificent garden stands a 10x5 pool with dressing rooms and bathrooms.

Another annex is organized with dressing rooms, large laundry room cellars, insonorized room with proper electric group, central heating with propane with 20.000l tank, 3 underground 90.000l water tanks, legalized rubbish burner, 3 wells for garden watering, automatic sprinklers, camera surveillance and septic tank with treatment system.

Purchase fees: 11% VAT + 1,5% Notary + land registry.

Bedrooms	5
Bathrooms	6
Surface	1,224 m <sup>2</sup>
Plot surface	34,000 m <sup>2</sup>
E. certificate	En cours
Parking	1
Pool	✓
Terrace	✓
Views	✓
Aacc	✓
Heating	✓

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[See more information about this property on our website](#)

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